

PONTESBURY PARISH COUNCIL
Meeting of Planning Committee
Held at Pontesbury Public Hall
3rd February 2020 at 6.30pm

PRESENT

Cllr A Hodges (Chairman), Cllr D Fletcher, Cllr N Hignett, Cllr S Lockwood, Cllr J Pritchard, Cllr D Gregory, Cllr N Lewis, Cllr P Bradbury

Members of the public present: Five

In attendance: Cllr D Jones, Cllr R Evans

CLERK: Debbie Marais

P88.19 APOLOGIES FOR ABSENCE

None

P89.19 DECLARATIONS OF INTEREST AND DISPENSATIONS - None

P90.19 MINUTES OF COUNCIL

The minutes were submitted and circulated as read. It was **RESOLVED** that the minutes of the Planning Committee meeting held on the 6th January 2020 be approved and signed as a correct record.

P91.19 PUBLIC QUESTIONS AND COMMENTS

Neighbour to site for application 19/05522/FUL raised a number of concerns including the following;

- The site is not used as a fishery and hasn't been for 25 years. The viability of the site as a fishery has not been tested
- The site is outside the village development area and has an important location at the entrance to the Area of Outstanding Natural Beauty. The proposed land use is not appropriate for such an important location
- The position of the three proposed underground properties doesn't conform with the topography of the actual site
- The proposed development is very close to a bridleway
- The site is not ideal for a solar panel array due to shading and it would be very visible from the road
- The negative impact of noise pollution, from proposed events, on the amenity of the neighbouring properties
- The impact of increased levels of traffic on a lane used by local people and pedestrians/cyclists that are in the area looking for peace and quiet to improve their wellbeing
- The significant impact of further traffic associated with events
- Although the application states there is an existing car park, there is in fact minimal use for car parking
- The wildlife sites were carried out at a time of year which gives insufficient picture of the amount of badger, bat and great crested newt populations that actually exists

Local resident to application 19/05522/FUL also expressed reservations about car parking on the site and increased traffic movements

Local resident to application 19/05522/FUL stated that the proposed commercial development needs to be considered in relation to the visual impact on people approaching the AONB

P92.19 RIGHT HOME RIGHT PLACE SURVEY REPORT

A verbal report was received from Mathew Mead (Place Plan Officer, Shropshire Council) and **NOTED.** There had been a good response rate and the report results which will allow decision

makers to make some well-informed assumptions about housing need in Pontesbury. The full report can be found on the parish council website.

P93.19 PONTESBURY AND MINSTERLEY PLACE PLAN FEEDBACK

It was resolved to delegate authority to Cllr D Fletcher, Cllr N Hignett and Cllr A Hodges to report back on the latest version of the place plan to full council at the next planning meeting. Cllr D Gregory wished to raise the matter that despite on a low number of houses being occupied on the Hall Bank development to date, this had already had an impact on primary school intake. Mathew Mead stated that the place plan was very much a live document and local information such as this would be welcomed by the place plan team, in order to keep the place plan up to date. The plan will be updated on a quarterly basis.

P94.19 ENVIRONMENTAL MAINTENANCE GRANT 2020-21

Cllr D Fletcher wished to raise the possibility of using a grant for improving the unadopted land alongside Birch Row in the event that Shropshire Council provide clarification about the matter of adoption.

P95.19 NEW DEVELOPMENTS – ISSUES WITH PARKING

Cllr C Sandells had asked the Chair to raise the issue of road safety and inconvenience to local residents of problems with parking of contractors associated with new developments. It was decided that the role of Pontesbury Parish Council was to clarify a defined, robust reporting process so that local residents were aware of the path to follow if they had concerns. Clerk to ascertain from Shropshire Council which department concerns should be reported to.

P96.19 MAY 2020 PLANNING MEETING – Clerk to clarify the date and report back

P97.19 PLANNING DECISIONS

A schedule of decisions made between 31 December 2019 – 27 January 2020, in relation to applications for development within the Parish Council's area, was received. **RESOLVED: That the schedule be noted.**

P98.19 PLANNING APPLICATIONS FOR PONTESBURY PARISH COUNCIL AREA

RESOLVED: That the following comments be submitted to the Shropshire Council Planning Authority:

- a) 19/05522/FUL | Erection three underground properties for tourism/leisure operations; siting of 4KW ground mounted 14 panel solar panel array | Land NW Of The Fishpools Pontesford Hill Pontesbury Shropshire

Comment: The Parish Council strongly oppose the proposed development for the following reasons;

- **The proposed development will have a significant negative impact on the iconic entrance to the AONB**
- **Extra vehicular traffic (as most modern fishers use cars to ferry fishing equipment) on an already busy road (with local, agricultural and tourist traffic) which is used by pedestrians, cyclists and horseriders, with no pavement, will increase health and safety risks to existing road users**
- **The parish council disagrees with the assertion that the upper car parking area should be re-instated as their feeling is that this area has never been used as a designated car park**
- **There is no evidence of an existing fishery business as stated in the design and access statement**
- **Local people with considerable knowledge of the area have indicated that there are live badger setts, bats and great crested newts on or close to the site**

- **The parish council would echo local concern about the special events planned for the site as these will cause increased traffic movements and have a negative impact on the amenity of neighbouring properties**
- **The site is inappropriate for the proposed solar panels as it is sited in a shady spot**
- **Any polytunnels would adversely affect this very special landscape of the AONB**

- b) 19/05555/FUL | Demolition of existing garage and car port and erection of a replacement garage | Davidstow Brookside Pontesbury Shrewsbury SY5 0QF

Comment: The parish council support this well-designed proposal which would considerably improve the visual appearance of the property. The size of the proposed development would be accommodated by the site.

- c) 19/05598/FUL | Erection of a detached two bedroom bungalow | Proposed Dwelling West Of Nills Plantation Pontesbury Hill Shrewsbury Shropshire

Comment: The parish council object to the proposed development as they assume that the application is for an open market dwelling and the site is outside the development boundary. Also the site is not in a sustainable location and the development would dramatically impact negatively on the amenity of neighbouring properties.

- d) 19/05597/FUL | Subdivision of existing five bedroom dormer bungalow to 2 no. 3 bedroom semi-detached dormer bungalows (no external alterations) | Nills Plantation Pontesbury Hill Shrewsbury Shropshire SY5 0YL

Comment: the parish council support the proposed application for subdivision of the existing property to provide two more suitable, more affordable dwellings. There is sufficient space within the site for extra car parking.

- e) 20/00077/FUL | Redevelopment of traditional agricultural barn into a single residential unit and associated amenity space; installation of package treatment plant | Proposed Barn Conversion South Of Woodhall Farm Woodhall Drive Hanwood Shrewsbury Shropshire

Comment: The parish council support the preserving of this characterful building by converting it to a dwelling as it is no longer of any agricultural use. The amenity and privacy of the farm house will not be affected and there will not be an adverse impact on the two neighbouring listed buildings.

- f) 20/00053/LBC | Redevelopment of traditional agricultural barn into a single residential unit and associated amenity space; installation of package treatment plant affecting a Grade II Listed Building | Proposed Barn Conversion South Of Woodhall Farm Woodhall Drive Hanwood Shrewsbury Shropshire

Comment: In view of the limited changes proposed for the external appearance of the building the parish council support this application for Listed Building Consent. There will also be no adverse impact to the setting of the building. The parish council approve of the proposed internal changes that preserve the character of the building in particular the proposed void which will display the roof timbers.

- g) 19/05241/FUL | Erection of two storey rear extension | Horton Lodge Cruckton Shrewsbury Shropshire SY5 8PW

Comment: The parish council support the proposed application as it will give a significantly improved visual appearance to the previously approved application, in that the design is more in keeping with the Georgian building. The proposed design makes clearer that the extension is subservient to the main building.

- h) 19/05242/LBC | Erection of two storey rear extension affecting a Grade II Listed Building | Horton Lodge Cruckton Shrewsbury Shropshire SY5 8PW

Comment: The parish council support the proposed application for Listed Building Consent as it will give a significantly improved visual appearance to the previously approved application, in that the design is more in keeping with the Georgian building. The proposed design makes clearer that the extension is subservient to the main building.

P99.19 APPLICATIONS FOR TREE PRESERVATION ORDERS

- a) 20/00158/TPO | Remove two lower branches of 1no Ash protected by the Shrewsbury & Atcham Borough Council (Hinton Lane, Hall Bank and Station Road) Tree Preservation Order 2005 (Ref: SA/404) | Pontesbury Park Bike Track Area Station Road Pontesbury Shrewsbury Shropshire SY5 0QY

Comment: The parish council support this application for work required for the health and safety of young people using the bike track

- b) 20/00163/TCA | Reduce by 30% and shape 1no Oak within Plealey Conservation Area | The Old Farm Barn Plealey Shrewsbury Shropshire SY5 0UY

Comment: The parish council support this application for much needed remedial work

- c) 20/00162/TCA | Reduce by 30% and shape 1no Weeping Willow (T1), light crown lift & remove end weight of branch over garden of 1no Birch (T2), fell 1no Ash (T3), reduce by 20-30% 1no Ash (T4), crown lift and shape 1no Birch (T5) and reduce height by 20% of 1no Conifer (T6) within Plealey Conservation Area | Ty Garreg Plealey Shrewsbury Shropshire SY5 0UY

Comment: The parish council support this much needed basic maintenance work and removal of the Ash tree. The parish council would strongly encourage the planting of two replacement trees in accordance with its climate emergency resolution

P100.19 NEIGHBOURHOOD PLAN

The steering committee has sought the involvement of a consultant, who attended the last meeting. This should give clearer direction and momentum to the plan production.

P101.19 DATE OF NEXT MEETING

2nd March at 6.30pm at Pontesbury Public Hall.

Meeting closed at 8.22 pm .

Signed.....

Date.....

Chair